

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

February 15, 2005
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by staff on Pollution Prevention Criteria, Chapter 34, Municipal Code, Proposed Amendments to the Unified Development Code establishing procedures and standards for recognition of rights under Chapter 245 of the Texas Local Government Code (“vested rights”) and related issues. Executive Session: Discuss legal issues related to conditional zoning, pursuant to Texas Government Code Section 551.071 (consultation with attorney) and zoning case recommendations and other items for consideration on agenda for February 15, 2005, at 11:00 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of February 1, 2005 Minutes.
7. Status reports on the proposed Highway 151 Corridor Overlay District. Presented by the Planning Department.

8. **ZONING CASE NUMBER Z2005026 C:** The request of Michael Olguin, Applicant, for Michael Olguin, Owner(s), for a change in zoning from “R-5” Residential Single Family District to “C-2” C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time on West 210 feet of Lot 7, Block 2, NCB 8417, 1012 Vance Jackson. (Council District 1)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
9. **ZONING CASE NUMBER Z2005028:** The request of Virginia K. Hill, Applicant, for Virginia K. Hill, Owner(s), for a change in zoning from “RM-4” Residential Mixed District to “RM-4” “IDZ” Residential Mixed District Infill Development Zone on 0.07 acres out of NCB 2994, 513 East Ashby Place. (Council District 1)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2005023:** The request of Brown, P. C. Attorneys at Law, Applicant, for William A. Nash IV, Owner(s), for a change in zoning from “R-4” “EP-1” Residential Single-Family Event Parking District to “MF-33” “EP-1” Multi-Family Event Parking District on 9.881 acres out of NCB 10235, 405 Spriggsdale. (Council District 2)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2005025:** The request of Gregorio Velazquez, Applicant, for Gregorio Velazquez, Owner(s), for a change in zoning from H “C-2” Historic Commercial District to H “R-6” Historic Residential Single Family District on Lot 13, Block 14, NCB 7696, 3011 Mission Road. (Council District 3)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2005030 S:** The request of City of San Antonio, Applicant, for Mainland Drive Investment, LLC, Owner(s), for a change in zoning from “I-1” General Industrial District to “L” S Light Industrial District with Specific Use Authorization for a Daycare Center on Lot 5 and Lot 6, Block 1, NCB 18571, 7939, 7941, 7943, 7945, 7947 and 7949 Mainland Drive. (Council District 7)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
13. **ZONING CASE NUMBER Z2005002 C:** The request of Dealers Electrical Supply, Applicant, for Morris Bracey, Owner(s), for a change in zoning from “C-2NA” Commercial, Nonalcoholic Sales District to “C-2NA” C Commercial, Nonalcoholic Sales District with a conditional use for a wholesale electrical supply business on Lot 3, Block 91, NCB 18818, 8800 Block of Timber Path. (Council District 6)

14. **ZONING CASE NUMBER Z2004221:** The request of Earl & Associates, P. C., Applicant, for Harlandale Housing Corporation (Mr. Barrett Moresund, President), Owner(s), for a change in zoning from H “R-6” Historic Residential Single-Family District to “R-6” Residential Single Family District (39.00 acres) and “C-3” General Commercial District (27.23 acres) on 66.23 acres out of NCB 11175, 8514 Mission Road. (Council District 3)
15. **ZONING CASE NUMBER Z2005008:** The request of Continental Homes, Applicant, for Air Force Village Foundation % Leo M. Cutcliff Jr., Owner(s), for a change in zoning from “C-1” Commercial District to “R-5” Residential Single-Family District on 43.48 acres out of NCB 15148 at the intersection of Ray Ellison Drive and Valley Hi Drive. (Council District 4)
16. **ZONING CASE NUMBER Z2004210 C:** The request of John L. Santikos, Applicant, for John L. Santikos, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” C Commercial District with Conditional Use for Home Improvement Center on 38.344 acres and “C-2” C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362 on 81.26 acres at the intersection of Potranco Road and Seascape Drive. (Council District 4)
17. **ZONING CASE NUMBER Z2005022:** The request of Joseph Nazaroff, Applicant, for Joseph Nazaroff, Owner(s), for a change in zoning from “R-5” Residential Single Family District to “RM-4” Residential Mixed District on Lots 184 and 185, NCB 11420, 931 Marquette. (Council District 7)
18. **ZONING CASE NUMBER Z2005024 C:** The request of Ana Maria Arredondo, Applicant, for Milagritos Program, Inc., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single-Family District with a Conditional Use for a Counseling Facility on Lot 2, Block 15, NCB 7483, 202 Elson Avenue. (Council District 5)
19. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling
207-7245

CASE NO: Z2004210 C

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 4

Ferguson Map: 612 C4

Applicant Name:

John L. Santikos

Owner Name:

John L. Santikos

Zoning Request: From R-6 Residential Single Family District to C-2 C Commercial District with Conditional Use for Home Improvement Center on 38.344 acres and C-2 C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362.

Property Location: 81.26 acres at the intersection of Potranco Road and Seascap Drive
Intersection of Potranco Road and Seascap Drive

Proposal: For a Home Improvement Center/Office/Warehouse

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is required and was submitted. On site improvement required.

Staff Recommendation:

Approval. The subject property has C-2 and C-3 zoning to the west and residential zoning and uses to the north, west and east. The requested conditional zoning for an Office/Warehouse and a Home Improvement Center are C-3 uses. C-3 districts are designed to provide for more intense commercial uses. C-3 uses are typically characterized as community and regional shopping centers, which assemble similar uses into a single complex. C-3 districts should incorporate shared internal circulation and limited curb cuts to arterial streets. The TIA will encourage internal circulation at plat and review process. Loop 1604 and Potranco road are major arterials. This intersection is a large commercial node. C-3 zoning and uses are encouraged at the intersections of major arterials and should have adequate buffers and transitional zoning. The Medio Creek watershed acts as a natural buffer between the subject property and the residential property to the south.

CASE MANAGER : Richard Ramirez

CASE NO: Z2004221

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Continuance from Zoning Commission January 18, 2005

Council District: 3

Ferguson Map: 683 C1

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Harlandale Housing Corporation (Mr. Barrett Moresund, President)

Zoning Request: From H R-6 Historic Residential Single-Family District to R-6 Residential Single Family District (39.00 acres) and C-3 General Commercial District (27.23 acres).

Property Location: 66.23 acres out of NCB 11175

8514 Mission Road

Northeast side of Mission Road

Proposal: For Conventional Residential and Office Warehouse Uses

Neigh. Assoc. None

Neigh. Plan None

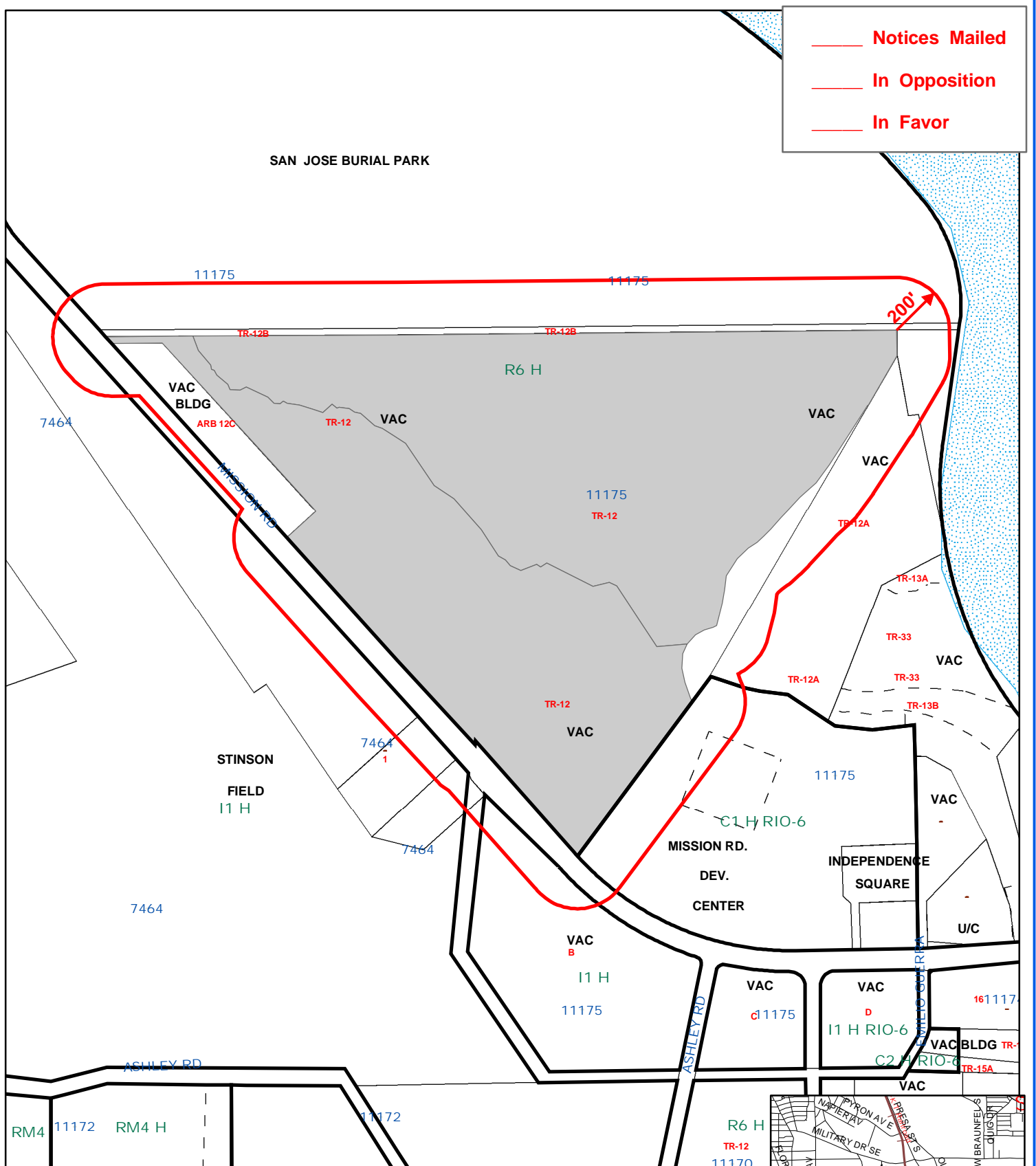
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. On December 1, 2004 the Historic and Design Review Commission denied the removal of the Historic District from the 66.23 acre tract of land located at 8514 Mission Road. The 66.23 acre tract of land is undeveloped and located near the San Antonio River and Espada Acequia. The subject property is adjacent to H I-1 Historic General Industrial District across Mission Road to the southwest (Stinson Municipal Airport), H R-6 RIO-6 Historic Residential Single-Family District, River Improvement Overlay to the north (Mission Burial Park Cemetery) and H C-1 RIO-6 Historic Commercial District, River Improvement Overlay to the southeast (Mission Road Developmental Center). C-3 General Commercial Districts are encouraged at major arterial intersections and commercial nodes. On August 8, 2002 the City Council approved the "River Improvement Overlay District 6" save and except the property at 8514 Mission Road.

CASE MANAGER : Pedro Vega 207-7980

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2004-221

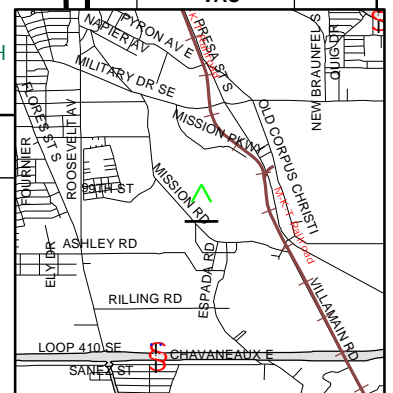
City Council District NO. 3
Requested Zoning Change
From: R-6 H To R-6, C-3
Date: February 15, 2005
Scale: 1" = 500'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

C-2
p.683

M

C:\Oct_5_2004
(A.Z.)



CASE NO: Z2005002 C

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Continuance from Zoning Commission January 18, 2005

Council District: 6

Ferguson Map: 579 B5

Applicant Name:

Dealers Electrical Supply

Owner Name:

Morris Bracey

Zoning Request: From C-2 NA Commercial, Nonalcoholic Sales District to C-2 NA C Commercial, Nonalcoholic Sales District with a conditional use for a wholesale electrical supply business.

Property Location: Lot 3, Block 91, NCB 18818

8800 Block of Timber Path

Timber Path and Northwest Trails

Proposal: To operate a wholesale electrical supply business

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent.

The land use component for the Northwest Community Land Use Plan calls for the subject property to be Community Commercial land use.

Approval. The subject property is surrounded by C-3, C-2, MF-33 and O-2 zoning. The proposed use is a Light Industrial use. This request does conform to the land use plan. The requested C-2 C does not permit outside storage.

CASE MANAGER : Richard Ramirez 207-5018

CASE NO: Z2005008

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Continuance from Zoning Commission January 18, 2005

Council District: 4

Ferguson Map: 647 C3

Applicant Name:

Continental Homes

Owner Name:

Air Force Village Foundation % Leo M. Cutcliff Jr.

Zoning Request: From C-1 Commercial District to R-5 Residential Single-Family District.

Property Location: 43.48 acres out of NCB 15148

The intersection of Ray Ellison Drive and Valley Hi Drive

Proposal: To develop a residential subdivision.

Neigh. Assoc. Valley Hi North Neighborhood Association, People Active in Community Effort

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at zoning, but will be required at the plat and/or Master Development Plan/Planned Unit Development stage.

Staff Recommendation:

Approval.

The subject property is currently vacant and located on Ray Ellison Boulevard, a major thoroughfare. The immediate surrounding land uses are primarily residential. There is an assisted living facility to the east and residential units to the north and south. Lackland Air Force Base is located to the west of the subject property. R-5 Residential Single-Family District would be appropriate in this area considering the surrounding land uses and the close proximity to several amenities including an elementary school, a playground, and a grocery store. A change from C-1 Light Commercial District to R-5 Residential Single-Family District would be a down zoning.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005022

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 7

Ferguson Map: 580 F8

Applicant Name:

Joseph Nazaroff

Owner Name:

Joseph Nazaroff

Zoning Request: From R-5 Residential Single Family District to RM-4 Residential Mixed District.

Property Location: Lots 184 and 185, NCB 11420

931 Marquette

The north side of Marquette approximately 150 feet east of Roanoke Avenue

Proposal: To allow for a duplex

Neigh. Assoc. Third World Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. This property and all of the area in the near vicinity is zoned R-5 single-family residential. To change the zoning designation to RM-4 for a duplex may eventually cause a trend to rental property to develop in this area.

CASE MANAGER : Fred Kaiser 207-7942



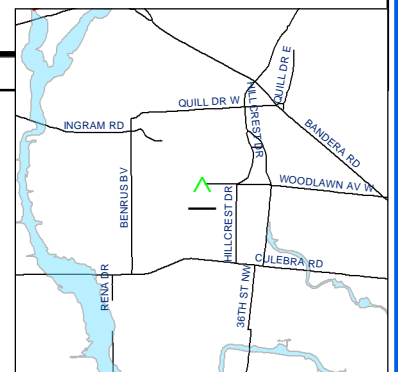
ZONING CASE: Z2005-022

City Council District NO. 7
Requested Zoning Change
From: R-5 To RM-4
Date: February 15, 2005
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**



C:\DEC_7_2004



CASE NO: Z2005023

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 2

Ferguson Map: 617 F6

Applicant Name:

Brown, P. C. Attorneys at Law

Owner Name:

William A. Nash IV

Zoning Request: From R-4 EP-1 Residential Single-Family Event Parking District to MF-33 EP-1 Multi-Family Event Parking District.

Property Location: 9.881 acres out of NCB 10235

405 Spriggsdale

South of East Commerce Street and Spriggsdale intersection

Proposal: To develop an Apartment Community

Neigh. Assoc. Coliseum Oaks Neighborhood Association & Coliseum Willow Park Neighborhood Association

Neigh. Plan Arena District/Eastside Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required at zoning, but will be required at plat and/or Master Development Plan level.

Staff Recommendation:

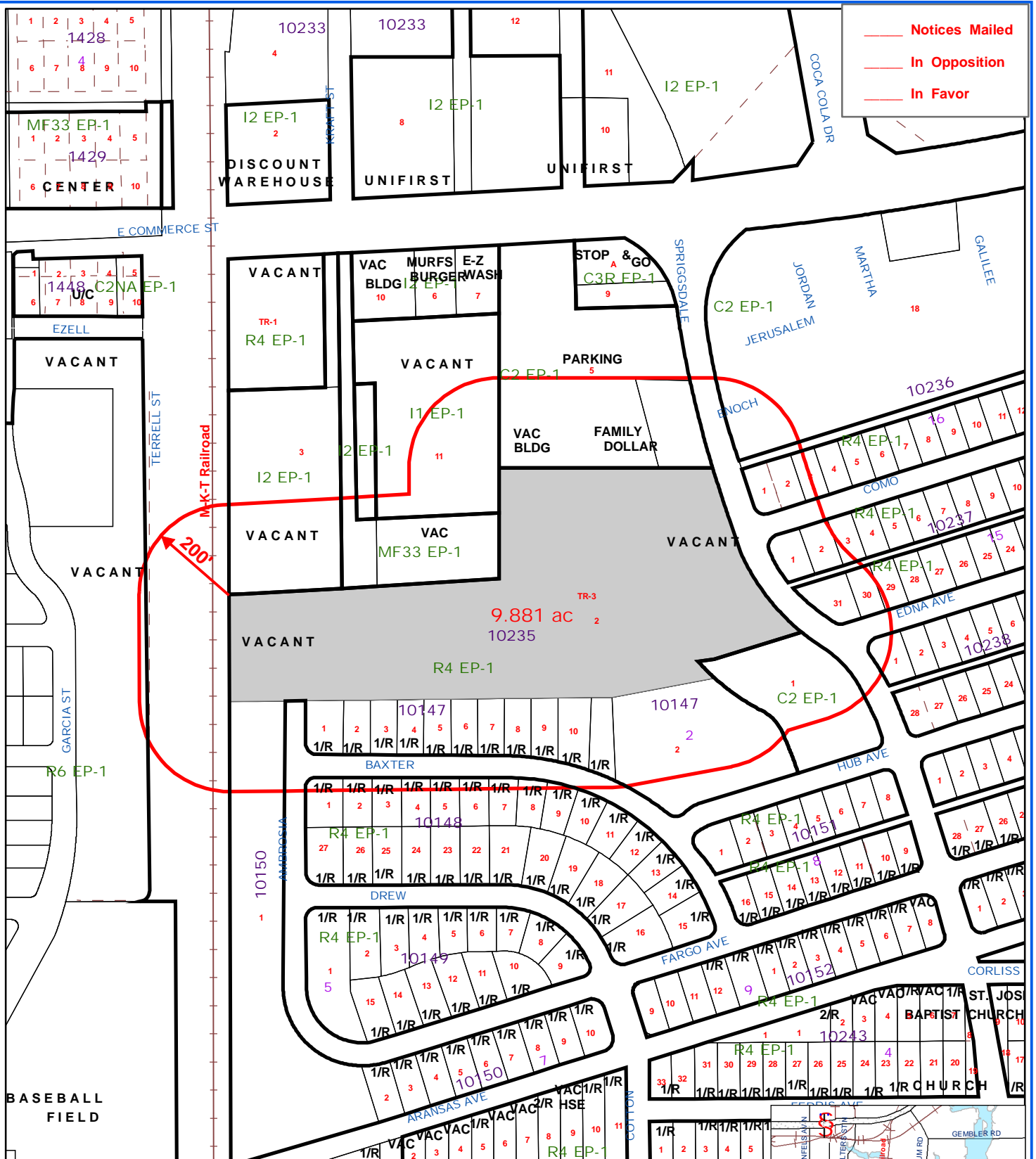
Consistent.

The land use plan identifies this property as Mixed Use.

Approval.

The subject property is currently vacant. Railroad tracks are located to the west and are in the process of being removed. The Arena District/Eastside Neighborhood Plan recommends that the railroad corridor eventually be added to the Major Thoroughfare Plan. Established single-family homes are located to the east and south of the subject property, and commercial development is located to the north. MF-33 Multi-Family District would serve as a transition between the existing single-family residential property and the commercial property to the north.

CASE MANAGER : Robin Stover 207-7945

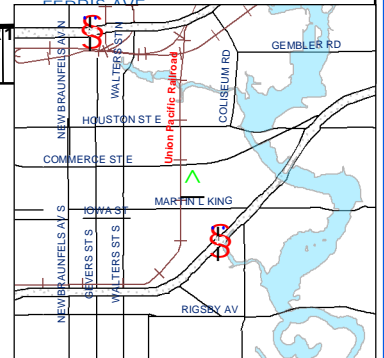


ZONING CASE: Z2005-023

City Council District NO. 2
 Requested Zoning Change
 From: R-4 EP-1 To MF-33 EP-1
 Date: February 15, 2005
 Scale: 1" = 300'

Subject Property
 200' Notification

C:\Mar_1_2005



CASE NO: Z2005024 C

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 5

Ferguson Map: 615 B2

Applicant Name:

Ana Maria Arredondo

Owner Name:

Milagritos Program, Inc.

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with a Conditional Use for a Counseling Facility.

Property Location: Lot 2, Block 15, NCB 7483

202 Elson Avenue

Southwest corner at the intersection of Memorial Street and Elson Avenue

Proposal: To construct a counseling facility

Neigh. Assoc. Memorial Heights Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

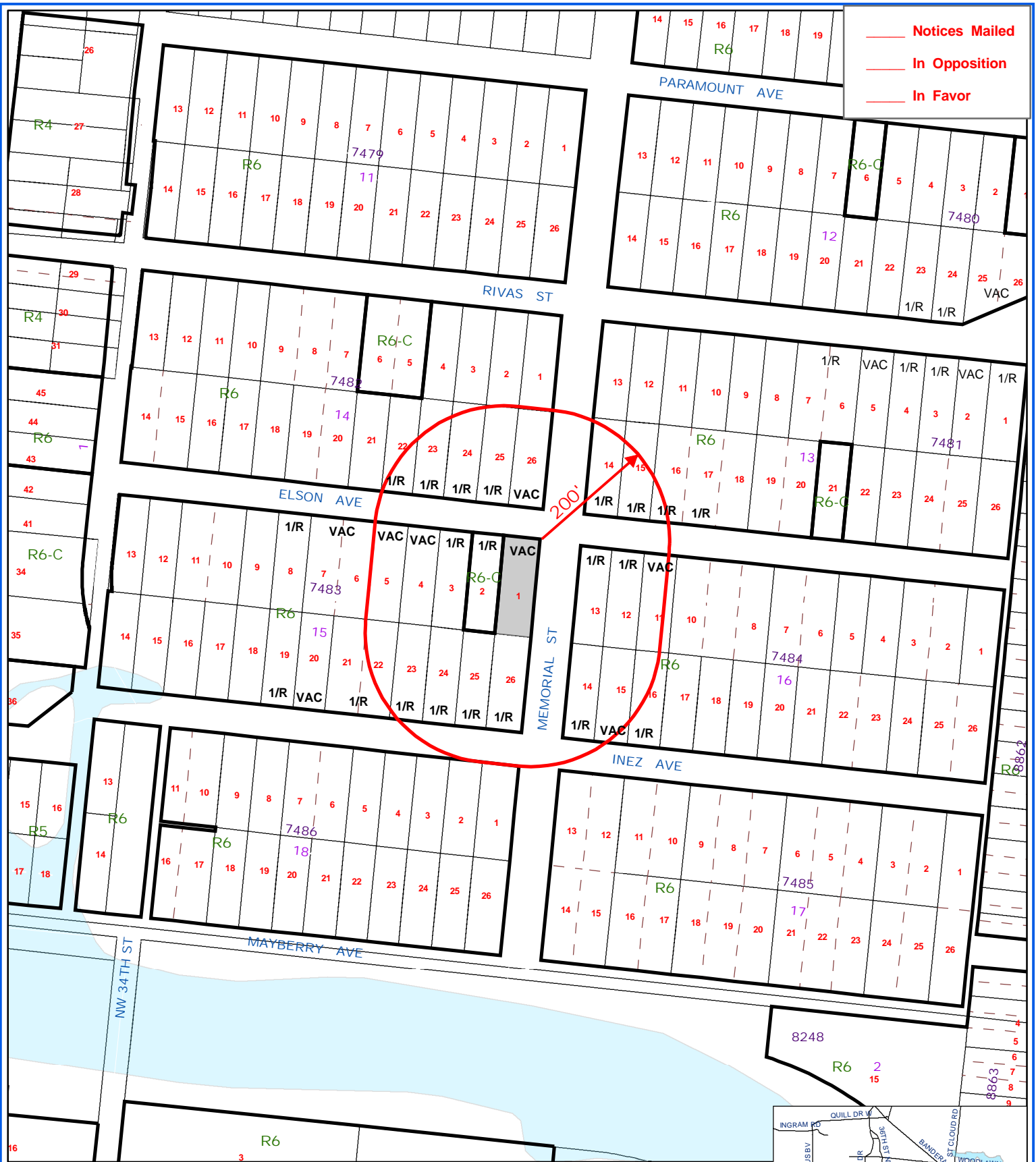
Approval.

The subject property is currently vacant. Established single-family homes are located on the surrounding properties. R-6 C Residential Single-Family District with a Conditional Use for a Counseling Facility will allow for the existing facility located on the adjacent lot to expand. The counseling facility will not be a new use in the area. The property is located in close proximity to a high school and junior high school.

Conditions:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

CASE MANAGER : Robin Stover 207-7945



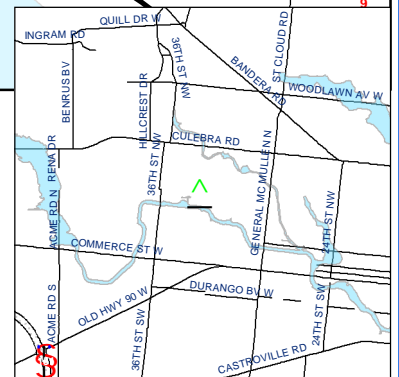
ZONING CASE: **Z2005-024 C**

City Council District NO. 5
 Requested Zoning Change
 From: R-6 To R-6 C
 Date: February 15, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification



C:\Feb_4_2005



CASE NO: Z2005025

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 3

Ferguson Map: 650 F5

Applicant Name:

Gregorio Velazquez

Owner Name:

Gregorio Velazquez

Zoning Request: From H C-2 Historic Commercial District to H R-6 Historic Residential Single Family District.

Property Location: Lot 13, Block 14, NCB 7696

3011 Mission Road

Mission Road at Barrett

Proposal: To construct a single family home

Neigh. Assoc. Mission San Jose

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The plan indicates office/light commercial with medium to high density residential at this location. Single family uses are included.

Approval. The land use plan indicates strip commercial and medium to high density residential development adjacent to Mission Road. Although the area is zoned for commercial uses, the surrounding properties are developed with single family homes. Mixed development is appropriate and encouraged within this area.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2005026 C

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 1

Ferguson Map: 581 F5

Applicant Name:

Michael Olguin

Owner Name:

Michael Olguin

Zoning Request: From R-5 Residential Single Family District to C-2 C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time.

Property Location: West 210 feet of Lot 7, Block 2, NCB 8417

1012 Vance Jackson

Intersection of Greenlawn and Vance Jackson

Proposal: For office, retail use and auto sales

Neigh. Assoc. Los Angeles Heights

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The land use plan indicates urban low density development residential development at this location.

Approval pending a plan amendment. This area is generally zoned for and developed as commercial use or high density residential development adjacent to Vance Jackson.

CASE MANAGER : Fred Kaiser 207-7942



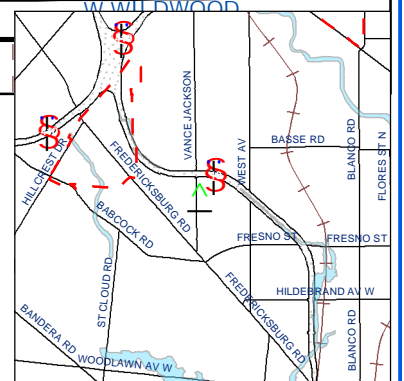
ZONING CASE: **Z2005-026 C**

City Council District NO. 1
Requested Zoning Change
From: R-5 To C-2
Date: February 15, 2005
Scale: 1" = 200'

Subject Property
 200' Notification

H

C:\Feb_4_2005



CASE NO: Z2005028

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 1

Ferguson Map: 616 E1

Applicant Name:

Virginia K.Hill

Owner Name:

Virginia K.Hill

Zoning Request: From RM-4 Residential Mixed District to RM-4 IDZ Residential Mixed District Infill Development Zone.

Property Location: 0.07 acres out of NCB 2994

513 East Ashby Place

Close to the intersection of Ashby Place and Gillespie

Proposal: To rehabilitate a fourplex.

Neigh. Assoc. Tobin Hill Neighborhood Association, Tobin Hill Residents Association

Neigh. Plan Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent.

The subject property is in the Plan's Housing Protection Zone, which states the housing stock should be retained and vacant lots filled with relocated Pre World War II structures. New structures should reflect the scale, materials, and design of existing neighboring structures. The Housing Redevelopment Zone is where the medium to high density housing should occur.

Approval.

A fourplex is currently under renovation on the subject property. The applicant is requesting the IDZ Infill Development Zone overlay in order to take advantage of the flexible parking requirements. The preliminary site plan proposes three parking spaces in order to protect three trees on the property. However, the current development does meet the requirements of the UDC including the parking and has been issued the appropriate permits.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005030 S

Final Staff Recommendation - Zoning Commission

Date: February 15, 2005

Council District: 7

Ferguson Map: 547 E8

Applicant Name:

City of San Antonio

Owner Name:

Mainland Drive Investment, LLC

Zoning Request: From I-1 General Industrial District to L S Light Industrial District with Specific Use Authorization for a Daycare Center.

Property Location: Lot 5 and Lot 6, Block 1, NCB 18571

7939, 7941, 7943, 7945, 7947 and 7949 Mainland Drive

Northwest side of Mainland Drive between Fortune Drive and Palomar

Proposal: Daycare Center

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. The land use component for the Northwest Community Land Use Plan calls for the subject property to be Industrial.

Approval. The subject property has two existing buildings with multi tenants and is located on Mainland Drive, a collector street. The L S Light Industrial District with Specific Use Authorization for a daycare is appropriate considering the uses on the adjoining tracts and in the general area. The subject property is located in an existing business park with offices, service centers and churches. A Daycare Center will provide convenient child care for this area.

CASE MANAGER : Pedro Vega 207-7980

